

149.0

Map

0002

Block

0006.0

Lot

1 of 1

CARD

Residential

ARLINGTON

APPRaised: 1,267,000 /

USE VALUE: 1,267,000 /

ASSESSED: 1,267,000 /

Total Card /

Total Parcel

1,267,000

1,267,000

1,267,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PIAZZA MICHAEL/RENEE

Owner 2: PIAZZA ANTHONY/MARY

Owner 3:

Street 1: 47 ROBBINS ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02476

Type:

PREVIOUS OWNER

Owner 1: DOLAN DAVID D/SARA Q -

Owner 2: NYBERG JONATHAN M -

Street 1: 47 ROBBINS ROAD

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .155 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 3302 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6734		Sq. Ft.	Site		0	70.	0.92	8									435,414						435,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6734.000	831,600		435,400	1,267,000
Total Card	0.155	831,600		435,400	1,267,000
Total Parcel	0.155	831,600		435,400	1,267,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	383.71	/Parcel:	383.71

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	831,600	0	6,734.	435,400	1,267,000		Year end	12/23/2021
2021	104	FV	795,100	0	6,734.	435,400	1,230,500		Year End Roll	12/10/2020
2020	104	FV	795,100	0	6,734.	435,400	1,230,500	1,230,500	Year End Roll	12/18/2019
2019	104	FV	555,900	0	6,734.	435,400	991,300	991,300	Year End Roll	1/3/2019
2018	104	FV	560,700	0	6,734.	385,700	946,400	946,400	Year End Roll	12/20/2017
2017	104	FV	527,500	0	6,734.	323,500	851,000	851,000	Year End Roll	1/3/2017
2016	104	FV	527,500	0	6,734.	323,500	851,000	851,000	Year End	1/4/2016
2015	104	FV	465,200	0	6,734.	279,900	745,100	745,100	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOLAN DAVID D/S	51895-411		11/14/2008	Change>Sale	716,000	No	No		
BUONICONTI PATR	50323-333		11/10/2007	Portion-Asst	870,000	No	No		
BUONICONTI PATR	38331-221		3/14/2003	Family	99	No	No		
BUONICONTI ROBE	29910-210		3/12/1999	Family	1	No	No	Y	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOLAN DAVID D/S	51895-411		11/14/2008	Change>Sale	716,000	No	No		
BUONICONTI PATR	50323-333		11/10/2007	Portion-Asst	870,000	No	No		
BUONICONTI PATR	38331-221		3/14/2003	Family	99	No	No		
BUONICONTI ROBE	29910-210		3/12/1999	Family	1	No	No	Y	

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOLAN DAVID D/S	51895-411		11/14/2008	Change>Sale	716,000	No	No		
BUONICONTI PATR	50323-333		11/10/2007	Portion-Asst	870,000	No	No		
BUONICONTI PATR	38331-221		3/14/2003	Family	99	No	No		
BUONICONTI ROBE	29910-210		3/12/1999	Family	1	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/24/2018	1584	Heat App	8,569	C				
5/10/2018	589	Add Att	80,000	C				finish attic space
4/18/2018	444	Heat App	12,500	C				
2/20/2018	180	Heat App	11,000	C				
2/12/2018	161	Dormers	105,900	O				
2/23/2016	182	Manual	4,800		2/23/2016			Add 4 x 6 deck, st
10/22/2015	1618	Manual	19,000					
11/9/2007	1042	Demo gar	7,500			G9	GR FY09	
3/15/2007	148	Porch	3,000			G8	GR FY08	rebuild rear porch
11/16/2006	1003	Siding	22,000					

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2018	Meas/Inspect	HS	Hanne S
12/19/2008	Measured	372	PATRIOT
12/4/2008	MLS	MM	Mary M
3/15/2007	External Ins	BR	B Rossignol
12/16/1999	Mailer Sent		
11/18/1999	Entry Denied	268	PATRIOT
1/1/1982		MS	

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

